

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**March 22, 2006**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:05 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale and John W. Minto. Council/Commission/Authority Member Hal Ryan entered the meeting at 7:15 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Engineer Cary Stewart, City Planner Melanie Kush, Santee Sheriff's Station Captain Greg Reynolds, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Wes Neal from the Santee United Methodist Church and the PLEDGE OF ALLEGIANCE was led by former Marine Sergeant Rusty Williams.

### **PROCLAMATION: DESIGNATING ARBOR DAY 2006 AND RECOGNIZING THE CITY OF SANTEE AS A TREE CITY USA FOR 2005**

Mayor Voepel and City Manger Till presented the proclamation to Lynnette Short, Forester with CA Dept of Forestry and Fire Protection. Lynette presented the City with the Tree City USA flag and a plaque noting this was Santee's fourth consecutive year in receiving this award.

**PROCLAMATION: CERTIFICATES OF COMMENDATION: SANTEE SPIRIT U-10 GIRLS SOCCER TEAM**

Council Member Dale presented the proclamation to Coach Scott Transue and certificates of commendation to each of the team members. Coach Transue presented the Council with a team picture.

**PROCLAMATION: INTRODUCTION OF 2006 MISS SANTEE AND MISS SANTEE TEEN**

Mayor Voepel presented a single white rose to Pageant Director Pam Wilson and thanked her for her continued work with the pageant. Crystal City seal paperweights, gold City lapel pins and single roses were presented to Miss Santee 2005 Mallory Lordson (not in attendance) and Miss Santee Teen 2005 Breana Campbell in appreciation of their year of exceptional service and representation of the City during the past year. Breana Campbell thanked Council on her and Mallory Lordson's behalf.

Mayor Voepel congratulated and presented a single pink rose, an engraved City Cross pen and a silver City seal pin to Miss Santee 2006 Krystall Capurro and Miss Santee Teen 2006 Kimberly Swank.

A pink rose and gold City seal pin were presented to each of the following:

- Miss Santee First Runner-Up – Andrea Reyes (not in attendance)
- Miss Santee Second Runner-Up – Ashley Boyce (not in attendance)
- Miss Santee Third Runner-Up – Ashley Bobo (not in attendance)
- Miss Santee Teen First Runner-Up – Miranda Hale
- Miss Santee Teen Second Runner-Up – Jeanae Musson
- Miss Santee Teen Third Runner-Up – Camille Neeley
- Miss Santee Teen Fourth Runner-Up – Michelle Francisco

**PROCLAMATION: APRIL 29-30, 2006 AS AMERICAN CANCER SOCIETY – RELAY FOR LIFE – CANCER AWARENESS DAYS**

Council Member Minto announced the upcoming Relay for Life to take place at Santana High School and noted he will present the proclamation at the event's opening ceremonies.

**ANNOUNCEMENT:** Mayor Voepel announced the City will be hosting an Earth Day celebration, SanTree Fest, and invited everyone to come out and join in the activities. The event will be held on Saturday, March 25th from 10:00 a.m. to 2:00 p.m. at Mast Park.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.
- (B) Approval of Meeting Minutes:  
Santee City Council 3-08-06 Regular Meeting  
Community Development Commission 3-08-06 Regular Meeting  
Santee Public Financing Authority 3-08-06 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Second Reading and Adoption of Ordinance Regulating the Consumption of Alcohol in Mast Park. (Ord 455)
- (E) Approval of the Expenditure of \$79,492.74 to Pay for February 2006 Legal Services.
- (F) Adoption of Resolution Supporting Measure to Secure Local Transportation Funding.
- (G) Adoption of Resolution Approving the Final Map for Unit 1 of Tentative Map 2004-08 (Sky Ranch Subdivision). Location: Rattlesnake Mountain (Reso 15-2006)

**ENTERED INTO THE RECORD:**

Letters from Santee Community Collaborative, Together Against Drugs and Alcohol, Communities Against Substance Abuse, and Santee Solutions were received in support of Item 1D and distributed.

**PUBLIC SPEAKER SLIP:** Warren Savage, representing the Santee Chamber of Commerce, submitted a speaker slip in support of Item 1D, but did not wish to speak.

**ACTION:** On motion of Council Member Minto, seconded by Vice Mayor Jones, the Agenda and Consent Calendar were approved as presented with all voting aye.

## 2. PUBLIC HEARINGS:

### (A) Continued Public Hearing for Selection of Community Development and Housing Needs as Described in the 2005-2010 Consolidated Plan for Program Year 2006 Community Development Block Grant (CDBG) Funding. (Continued from 2-22-06)

The Public Hearing was opened at 7:31 p.m. Mayor Voepel noted this item is continued from February 22, 2006 at which time most agency representatives spoke in regard to their request for funding.

#### PUBLIC SPEAKERS:

Speaking in support of their agencies were:

1. Sue Christopher, Crisis House
2. Lisa Mitchell, Boys & Girls Club of East County
3. Leane Marchese, Elderhelp
4. Calvin Smith, AYSO
5. Wesley Neal, Santee Food Bank noted they no longer needed the additional facility money they had requested, above and beyond their original request.

**ACTION:** After discussion, on motion of Council Member Minto, seconded by Vice Mayor Jones, the Public Hearing was Closed at 7:55 p.m., the following agencies were approved for funding, and staff was directed to publish a summary of the One Year Action Plan with all voting aye.

#### FY 06-07 PUBLIC SERVICES PROJECTS:

Project	Approved
Food Bank	12,000
Meals-on-Wheels	10,000
Elderhelp	4,500
YMCA	4,500
Crisis House	5,000
AYSO	5,000
Project Safe House	2,976
Boys and Girls Club	5,000
Total	48,976

**PUBLIC FACILITIES/IMPROVEMENT PROJECTS:**

Project	Approved
Shadow Hill- Woodside Improve	207,537
Lutheran Social Services (Minor Home Repairs)	10,000
Total	217,537

**ADMINISTRATIVE ACTIVITIES:**

Project	Approved
City - Program Admin	49,156
Heartland Human Relations (Fair Housing)	8,645
Santee Review Newsletter	7,500
Total	65,301

**ACTION:** By Council concurrence, staff was directed to bring back the two unfunded requests for the City's programs, Recreation Vouchers and Senior Activities, to the next meeting for Council discussion.

**(B) Public Hearing Adopting the Five Year TransNet Local Street and Road Program of Projects for Fiscal Year 2006-07 Regional Transportation Improvement Plan. (Reso 16-2006)**

The Public Hearing was opened at 7:55 p.m. Deputy City Manager/Director of Development Services Williford presented the staff report.

**PUBLIC SPEAKERS:** None

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Public Hearing was closed at 7:58 p.m. and the Resolution adopting the TransNet Local Street and Road Program of Projects for Fiscal Year 2006/07 through 2010/11 was adopted with all voting aye.

**3. ORDINANCES (First Reading):** None

**4. CITY COUNCIL REPORTS:**

**(A) Appointment to the Human Relations Advisory Board. (Voepel)**

Mayor Voepel noted that with Bill Parsons' recent resignation from the Human Relations Advisory Board, it leaves the Alternate Member position vacant.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Dale, Maria Lenhoff was appointed to the position of Alternate Member on the Human Relations Advisory Board with all voting aye.

**(B) Santee City Council/School Board Joint Meeting. (Dale & Jones)**

Vice Mayor Jones and Council Member Dale presented the report noting the Santee School Board has a desire to meet in Closed Session with the Council to discuss the Santee School and Renzulli properties. When asked, City Attorney Hagerty stated that if the two bodies meet in Joint Closed Session it would be a violation of the Brown Act.

**MOTION:** It was moved by Council Member Ryan to send a letter to the School District reaffirming Council's support and confidence with Vice Mayor Jones and Council Member Dale serving on the subcommittee and representing the City Council. Vice Mayor Jones seconded the motion.

Council Member Dale suggested offering a meeting between City staff and School Board staff to see if some questions, policies and/or procedures could be better explained for a more comprehensive understanding of the processes and requirements.

**AMENDED MOTION:** Vice Mayor Jones agreed and asked for the motion to be amended to include offering a staff meeting between the two agencies. Council Member Ryan accepted the amendment to the motion.

**ACTION:** The amended motion to send a letter to the School District reaffirming Council's support and confidence with Vice Mayor Jones and Council Member Dale serving on the subcommittee and representing the City Council and offer a staff meeting between the two agencies carried with unanimous Council concurrence.

**5. CONTINUED BUSINESS:**

**(A) Discussion of Condominium Conversion Regulations. (Cont from 3/8/06)**

Deputy City Manager/Director of Development Services Williford presented the staff report and answered Council questions.

**ENTERED INTO THE RECORD:**

A letter from Mike Pazder, Attorney at Law, dated March 21, 2006 was received and distributed.

**PUBLIC SPEAKERS:**

1. Mike Pazder, Affordable Housing Advocates, spoke in opposition to condo conversions and provided a sample conversion ordinance along with sample notices.
2. Mark Gleiberman, MG Properties, confirmed the application for Sunset Trails condo conversion project has been withdrawn, but Sunridge's application is still in the process for a Council decision, and answered Council's questions.

**MOTION:** After discussion, Mayor Voepel made the motion to direct staff to bring back a policy that does not allow condo conversions unless more apartments are being built. The motion was seconded by Council Member Minto.

Council Member Jones noted that affordable housing should not be thought of in only rental terms, but also for affordable ownership. He stated that some people would move into ownership if affordable housing was available to them for purchasing. For this reason, he can not support the motion of no additional conversions unless new apartments are being built.

**AMENDED MOTION:** Mayor Voepel clarified and amended his motion to direct staff to bring back a policy that does not allow condo conversions unless more apartments are being built, to allow Sunridge's application to continue in the process with the six standards [Architectural Enhancements, Relocation Assistance, Fire Sprinklers, Inclusionary Housing, Density / Parking and Separate Utility Meters] for conditions of approval as listed in the staff report applied to the application.

Vice Mayor Jones requested the Motion be split.

**FAILED MOTION:** Upon clarification of the motion and amendment, Council Member Minto withdrew his second. There being no second, the motion failed.

**ACTION:** On motion of Mayor Voepel, seconded by Council Member Minto, staff was directed to bring back a policy on future condo conversions linked to future construction of apartments with all voting aye, except Vice Mayor Jones who voted no.

**ACTION:** It was moved by Council Member Minto and seconded by Council Member Dale to direct staff to bring back the Sunridge condo conversion application with two sets of conditions of approval [October 2005 and the additional 6 in tonight's staff report]. The motion carried with all voting aye.

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

(A) Warren Savage, Santee Chamber of Commerce discussed community events.

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 9:30 p.m. and convened in Closed Session at 9:35 p.m. with all Members present.

12. **CLOSED SESSION:**

(A) **LIABILITY CLAIM (Worker's Compensation)**  
Pursuant to Government Code Section 54956.95  
Claimant: Gary Askins  
Agency Claimed Against: City of Santee

Council Members reconvened into Open Session at 9:41 p.m. Mayor Voepel indicated direction was given to staff.

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:42 p.m.

Date Approved: April 12, 2006

/s/Patsy Bell  
Patsy Bell, Deputy Commission Secretary  
and for Authority Secretary Keith Till